

LEASE

THIS LEASE, made and executed in triplicate this 6<sup>th</sup> day of July, 1965, pursuant to the order of the Board of County Commissioners of King County, State of Washington, directing such lease, and recorded in Volume \_\_\_\_\_, Page \_\_\_\_\_, of the Records of King County Commissioners, by and between KING COUNTY, a legal subdivision of the State of Washington, as LESSOR, and BELL AIR SERVICE, as LESSEE.

**WITNESSETH:**

1. That the Lessor, in consideration of the rents and covenants hereinafter mentioned, does hereby lease and demise unto the Lessee, and the said Lessee does hereby lease the following described premises situated on King County Airport, Boeing Field, in the County of King, State of Washington, to-wit:

Lot 3A

Beginning At the N.E. corner of the S.W. quarter (1/4) of Section 28, Township 24 North, Range 4 East, W.M.; thence N. 88°25'45" W. a distance of six hundred seventy-nine (679) feet; thence N. 38°51'23" W. a distance of nine hundred and twenty (920) feet; thence S. 51°08'37" W. a distance of one hundred ninety-five (195) feet to the True Point of Beginning; thence continuing on the same bearing a distance of fifty-five and sixty hundredths (55.60) feet; thence N. 38°51'23" W. a distance of fifty (50) feet; thence N. 51°08'37" E. a distance of fifty-five and sixty hundredths (55.60) feet; thence S. 38°51'23" E. a distance of fifty (50) feet to the True Point of Beginning; said parcel containing 2780 square feet more or less.

Lot 6A

Beginning at the N.E. corner of the S.W. quarter (1/4) of Section 28 Township 24 North, Range 4 East, W.M.; thence N. 88°25'45" W. a distance of six hundred seventy-nine (679) feet; thence N. 38°51'23" W. a distance of one thousand forty-five (1045) feet; thence S. 51°08'37" W. a distance of one hundred ninety-five (195) feet to the True Point of Beginning; thence continuing on the same bearing a distance of fifty-five and sixty hundredths (55.60) feet; thence N. 38°51'23" W. a distance of thirty-two (32) feet; thence N. 51°08'37" E. a distance of fifty-five and sixty hundredths (55.60) feet; thence S. 38°51'23" E. a distance of thirty-two (32) feet to the True Point of Beginning; said parcel containing 1779 square feet more or less.

with appurtenances, for a term of twenty-one (21) years and five (5) months, beginning on the first day of July, 1965, and ending on the thirtieth (30th) day of November, 1986.

2. The rental to be paid for said premises shall be the sum of \$ 273.54 per annum, and shall be paid in the following manner, to-wit: The sum of \$ 60.40 upon the execution hereof, the receipt of which is hereby acknowledged, and \$ 22.80 on the first day of each and every month thereafter to and including the

273.54  
60.40  
218.14  
218.14  
60.40  
278.54

17  
MAY

first day of September, 1986. From the \$\_\_\_\_\_ paid upon execution hereof, the sum of \$22.80 shall apply in payment of the rent of the first month of the term hereof and the balance of \$5.60 shall, in the event the Lessee shall perform all of the covenants herein to be performed by the Lessee, be applied as rent for the last two months of the full term hereof.

3. That at the expiration of the first five-year period of the term of this lease, and at the commencement of each and every five-year period of said term thereafter, the rental to be paid by the Lessee for and during each and every subsequent period respectively shall be readjusted and fixed, either by agreement between the Board of County Commissioners and the Lessee or by the method of arbitration as provided in R.C.W. 36.34.180, to which full reference is herein made as if the Section were fully set forth herein.

4. If at any time during the term of this lease the Lessee shall fail to pay the rentals herein stipulated, then the Lessor, by and through its Board of County Commissioners, upon sixty (60) days' written notice to the Lessee, or the persons in possession of said premises, shall have the power and right to declare this lease forfeited, and the Lessee's equity in any and all improvements placed on the property by the Lessee shall then become the property of the Lessor.

5. The Lessee agrees to construct a building upon each of the properties above described covering at least three-quarters of each of the areas in accordance with plans and specifications attached hereto, which are hereby approved, within a period of three (3) years from the date of beginning of this lease, as provided in R.C.W. 36.34.180, to which full reference is herein made as if the Section were fully set forth herein. The buildings so erected to be maintained by the Lessee in good condition and appearance. The Lessee also agrees that at the termination of this lease these buildings shall be removed from the property at the expense of the Lessee or revert to King County, at the option of the Board of King County Commissioners.

6. This lease shall not be assigned or subleased unless such assignment or sublease shall first be authorized by resolution of said Board of County Commissioners and the consent in writing of at least two members of said Board of County Commissioners be endorsed upon this lease.

7. In the event of default by Lessee resulting in a forfeiture of this lease under any of the terms and conditions herein contained, all of the rentals paid under this lease shall be forfeited to the Lessor and shall be and remain the property of the Lessor as liquidated damages; and the Lessee, or its assignee, shall forfeit all rights and equity in any and all improvements upon said leased premises at the date of forfeiture, and upon such forfeiture, the Lessor shall have the right to reenter said premises and take full and absolute possession thereof.

8. The Lessee accepts the premises in their present condition, and agrees to return said premises to the Lessor at the termination of this lease in as good condition except for reasonable wear and tear. However, the Lessee shall have the right, during the existence of

this lease, to construct, alter, attach fixtures, and erect additional partitions, in or about the premises hereby leased, provided such alterations, structures or partitions shall not depreciate the value of the premises, all of which shall be subject to the prior written consent of the Airport Manager or the Board of County Commissioners.

9. The leased premises are to be used by the Lessee for the following purposes:

As an aircraft office, waiting room, class room, for the sale and storage of aircraft parts, minor aircraft repairs and related aircraft activities.

If at any time during the life of this lease the Lessee shall use the premises for other than the purposes leased without first obtaining permission from the Board of King County Commissioners to do so, this lease shall be null and void.

10. The Lessee also agrees that the Lessor or Lessor's agents shall be held harmless from all damages of every kind and nature whatsoever that may be claimed or accrue by reason of any accident in or about the leased premises or from the Lessee's use or occupancy of said premises, and areas adjacent thereto, or caused by acts or neglect of the Lessee or any agent or employee of the Lessee. It is agreed that neither the Lessor nor its agents shall be liable for the death or injury to any person in or about the premises, or for the loss of or damage to property of the Lessee.

11. The Lessor, by and through its Board of County Commissioners, reserves the right to cancel this lease upon six (6) months' notice in writing to the Lessee or the persons in possession of the premises if the premises are required by the Lessor for the improvement or development of Boeing Field, and under such cancellation the Lessee or such persons in possession of the premises shall be reimbursed by the Lessor for the value of any improvements placed on the premises by the Lessee. In the event that the Lessor and the Lessee cannot agree upon the value of any improvements placed upon the premises herein described by the Lessee, the Lessor and Lessee shall submit to have such value adjusted by arbitration in the manner following, to-wit: "The Lessee shall select one arbitrator and the Lessor shall select one, and the two so chosen shall select a third and such value shall be conclusively fixed by said Board of Arbitrators."

12. The Lessee shall allow Lessor and Lessor's agents free access to said premises at all reasonable times for the purpose of inspection of the same, or of making repairs or alterations to the area in which said premises are located or the airport facilities.

13. The Lessee shall have the right during the term of this lease to erect signs upon the premises hereby leased, provided that such signs be first approved in writing by the Lessor or its agent, and such signs so erected must be maintained in good condition and appearance.

14. Lessee in the conduct of its business in and on said premises will abide by and be governed by the rules and regulations promulgated by the Board of County Commissioners for King County, the United States Government or any department thereof, and/or the State of Washington or any department thereof, for the governing of said Boeing Field.

15. The premises covered by this lease must be maintained in a clean and orderly condition consistent with other Airport properties and to the satisfaction of the Airport Manager. Failure of the Lessee to comply with this provision of the lease will be just cause for cancellation of the lease upon thirty (30) days' written notice from the Board of King County Commissioners. The Airport Manager shall be reasonable in his demands in this respect and the Lessee shall have the right to correct any complaints during the thirty (30) days given in the notice issued by the Board of King County Commissioners.

16. The Lessee agrees that if any agent or employee of the Lessee employed on the premises herein described shall be found to be unsatisfactory by reason of his acts or omissions on said Boeing Field, said agent or employee shall be promptly removed from the Airport by the Lessee upon written notice to that effect signed by the Board of County Commissioners.

17. It shall be the obligation of the Lessee to pay to the proper parties amounts due for electricity, water, telephone services and all other utilities furnished to the Lessee on the leased premises by such parties.

18. This lease is made pursuant to authority of Chapter 87, Laws of 1901; Chapter 162, Laws of 1913; Chapter 110, Section 2, Laws of 1941; Chapter 41, Laws of 1951; and, Chapter 178, Laws of 1953 of the State of Washington, and all amendments thereto, and said laws are hereby and now incorporated in this lease and made a part hereof as fully as if set out word for word herein. This lease is also made subject to the limitations, restrictions and conditions of that Instrument of Transfer dated May 26, 1948, between the United States of America and King County, Washington, a legal subdivision of the State of Washington.

IN WITNESS WHEREOF, this lease is executed in triplicate on behalf of King County, the Lessor, by the Board of County Commissioners, and the County Auditor, attested by his seal of office, and also executed by the Lessee on the day and year first above mentioned.

COUNTY OF KING, STATE OF WASHINGTON

Scott Wallace  
ED-MORRIS, Chairman

E. J. Morris  
SCOTT-MORRIS, Commissioner

John T. O'Brien  
JOHN T. O'BRIEN, Commissioner

BOARD OF COUNTY COMMISSIONERS  
KING COUNTY, WASHINGTON

LESSOR

ATTEST:

ROBERT A MORRIS, Clerk of the Board

By Ralph A. Stender  
Deputy

BELL AIR SERVICE  
Firm name

By Art J. Bell Owner  
Title

LESSEE

(Corporate Seal)

ATTEST:

By \_\_\_\_\_  
Secretary

APPROVED AS TO FORM AND  
LEGALITY JUN 30 1965 DATE

William R. Paul Jr.  
DEPUTY PROSECUTING  
ATTORNEY FOR KING COUNTY  
WASHINGTON

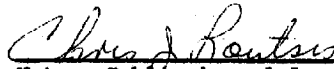
STATE OF WASHINGTON)

) ss.

COUNTY OF KING )

On this 6th day of July, 1965, before me personally appeared ED MUNRO, SCOTT WALLACE and JOHN T. O'BRIEN, to me known to be the County Commissioners of King County, Washington, and who together constitute the Board of County Commissioners of King County, Washington, a legal subdivision of the State of Washington, that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said legal subdivision of the State of Washington, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute said instrument and the seal affixed is the official seal of said legal subdivision of the State of Washington.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

  
Notary Public in and for the State  
of Washington, residing at Seattle  
*Capitol Hill*


STATE OF WASHINGTON)

) ss.

COUNTY OF KING )

On this 25 day of June, 1965, before me personally appeared Art J. Ball to me known to be the individual who executed the within and foregoing instrument, and acknowledged said instrument to be his free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

  
Notary Public in and for the State  
of Washington, residing at Seattle